



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

March 25, 2010 MEETING MINUTES

PLANNING BOARD

CALL TO ORDER: By Chairman Kaniewski at 8 p.m.

ROLL CALL:

Present: F. Valenzuela, R. Zavinsky, P. Strohmeier, E. Kaniewski, M. Collins D. Kingma, L. Ristovski M.
Den Bleyker, C. Mueller, M. Kazimir, E. Cillick

Absent:

APPROVAL OF THE FEBRUARY 2010 MEETING MINUTES

YES R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller,

NO

Abstain F. Valenzuela, P. Strohmeier, L. Ristovski

Absent

MEMORIALIZATIONS:

R. Zavinski made a motion that was seconded by P. Strohmeier to memorialize the following resolution:

R & I Inc. D/B/A Mr. Bruno's Pizza
182 W. Passaic St
Rochelle Park NJ
Block 0096 Lot 00018 19-22, 1-5

BUILDING AND LAND USE APPLICATIONS

APPLICANT:

Tenant Review

Trento's Martial Arts and Fitness Center
320-322 Rochelle Ave. Rochelle Park, NJ
Block 38 Lot 109

The applicant Andrew Trento appeared before the board, represented by Thomas M. Zisa, Esq., for a Minor Site Plan Tenant Review obtain permission to open a Martial Arts and Fitness Center, TRENTO'S MARTIAL ARTS FITNESS CENTER at 320-322 Rochelle Ave. this space formerly operated as BARGAIN BIN.

The applicant testified that the property would be used to offer martial arts instruction to small classes of 4 to 6 children at a time. The hours of operation will be Monday through Friday 9 a.m. to 9 p.m. and Saturday 7 a.m. to 5:30. There will be two to three employees, mainly consisting of older students. There are 46 common parking spots at the development that is shared with the other tenants

Concerns regarding parking, exiting of students from the facility and employee background checks were addressed and resolved through the following: Drop-off access for students will be allowed in the back of the business entrance and the front desk shall ensure patrons safely exit from the business. Additionally, Mr. Trento was asked to provide the police department and township with a plan regarding parking if the parking situation becomes an issue.



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Public Statement:

Residents from Marinus Street attended the meeting to state their displeasure with the overflow parking from the shopping center. The above-mentioned resolution was reiterated at that time.

Mayor Valenzuela made the motion to approve, seconded by Dave Kingma and the Board approved as follows:

YES R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, F. Valenzuela, P.
Strohmeyer, L. Ristovski

NO

Abstain

Absent

APPLICANT:

Tenant Review

Psychic Readings

175 Route 17 South, Rochelle Park, NJ 07662

Block 47.02 lot 152

Mr. and Mrs. Nicholas Demetro, the applicants, represented by Francis A. Ciambrone, Esq., appeared before the Board seeking a Minor Site Plan Tenant Review for the property located at Block 47.02, Lots 152, 175 Route 17 South to obtain permission to open an entertainment business, Psychic Readings. STEREO STATION previously occupied the building. There is one parking spot designated as a Handicap Parking spot. There will be one employee and the business will operate by appointment only Monday through Saturday, 9 a.m. to 9 p.m. The applicants testified that they would be changing the purple exterior color to a neutral color.

P. Strohmeyer made the motion to approve, seconded by M. Den Bleyker and the board voted as follows:

YES R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, F. Valenzuela, P.
Strohmeyer, L. Ristovski

NO

Abstain

Absent

LITIGATION: None

PAYMENT OF BILLS:

These will be addressed at the April 22, 2010 meeting.

Job & Job

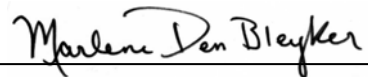
Village Office Supply

North Jersey Media Group— Meeting posting

Our Town – Meeting posting

PUBLIC:

ADJOURNMENT: Chairman Kaniewski adjourned the meeting at 9:30.



Respectfully Submitted by:

Marlene Den Bleyker, Planning Board Secretary 4/22/2010

Amended 5/10/2010